

Comparison: 2004 and 2007 School Impact Fees
Lake County, Florida

Point of Comparison	2004 Study	2007 Study	Change: 2004 v. 2007	Percent Change: 2004 v. 2007	Notes
1. Permanent Capacity (Table 1, page 8)					
Elementary	12,640	16,769	4,129	32.7%	added perm capacity, plus count some portables per level of service for concurrency
Middle	6,539	9,962	3,423	52.3%	
High School	8,402	12,044	3,642	43.3%	
2. Current Enrollment (Table 1, page 8)					
Elementary	15,416	17,536	2,120	13.8%	enrollment continues to grow
Middle	7,770	8,391	621	8.0%	" " " "
High School	9,428	10,351	923	9.8%	" " " "
3. Current Capacity Shortage (Table 1, page 8)					
Elementary	-2,776	-767	2,009	-72.4%	better: capacity faster than enroll
Middle	-1,232	337	1,569	-127.4%	" " " " "
High School	-1,026	990	2,016	-196.5%	" " " " "
4. Projected Growth (Table 2, page 9)					
Elementary	4,422	4,100	-322	-7.3%	still growing, not as fast
Middle	2,511	3,198	687	27.4%	growing faster
High School	3,430	3,765	335	9.8%	growing faster
5. Construction Cost per Student (Table 3, page 15)					
Elementary	13,515	24,158	10,643	78.7%	Recent local schools
Middle	15,496	33,260	17,764	114.6%	" " "
High School	20,506	30,101	9,595	46.8%	" " "

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6. Borrowing Cost per Student (Table 3, page 15)					
Elementary	0	6,636	6,636	100.0%	no borrowing included in 2004
Middle	0	17,567	17,567	100.0%	" " " "
High School	0	16,106	16,106	100.0%	" " " "
7. Land Cost per Student (Table 4, page 16)					
Elementary	244	142	-102	-41.8%	land cost increase, but 46% gift
Middle	420	952	532	126.7%	land cost increase
High School	318	714	396	124.5%	land cost increase
8. Ancillary Cost per Student (Table 5, page 19)					
Elementary	539	567	28	5.2%	cost increase, utilization adjusted
Middle	539	510	-29	-5.4%	cost increase, utilization adjusted
High School	539	531	-8	-1.5%	cost increase, utilization adjusted
9. School Bus Cost per Student (Table 6, page 21)					
Elementary	164	189	25	15.2%	cost increase, utilization adjusted
Middle	321	289	-32	-10.0%	cost increase, utilization adjusted
High School	247	280	33	13.4%	cost increase, utilization adjusted
10. Total Cost per Student (Table 7, page 22)					
Elementary	14,462	31,695	17,233	119.2%	cumulative effects #5-9, above
Middle	16,778	52,581	35,803	213.4%	cumulative effects #5-9, above
High School	21,611	47,734	26,123	120.9%	cumulative effects #5-9, above

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11. Cost of Existing Deficiency x \$1,000 (Table 8, page 23)					
Elementary	40,149	24,309	-15,840	-39.5%	increased capacity, plus use of concurrency LOS capacity = reduced deficiency for elem. and none for mid or high
Middle	20,633	0	-20,633	-100.0%	
High School	22,181	0	-22,181	-100.0%	
Total	82,993	24,309	-58,684	-70.7%	
12. Cost of Future Growth x \$1,000 (Table 8, page 23)					
Elementary	63,955	129,946	65,991	103.2%	cost increase, slower enroll growth cost increase + faster enrollment cost increase + faster enrollment cumulative growth cost
Middle	42,129	150,479	108,350	257.2%	
High School	74,134	132,487	58,353	78.7%	
Total	180,218	412,912	232,694	129.1%	
13. Students per Single Family House (Table 9, page 28)					
All Housing	0.360	0.410	0.050	13.9%	changed adjustment: now by school level, not total
Excluding Senior Housing	0.410	0.423	0.013	3.2%	
14. Cost per Single Family House (Table 10, page 29)					
Single Family House	7,055	17,513	10,458	148.2%	cumulative effects #10 & 13
Multi Family	4,260	10,574	6,314	148.2%	cumulative effects #10 & 13
Mobile Home	2,497	6,198	3,701	148.2%	cumulative effects #10 & 13

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15. Credit for Other Revenue x \$1,000 (Table 11, pages 32)					
Revenue					
PECO	15,080	10,911	-4,169	-27.6%	less from state
2 Mills	110,006	161,986	51,980	47.3%	increased taxable value
CO&DS	1,055	400	-655	-62.1%	less from state
Sales Tax	20,500	62,614	42,114	205.4%	increased economy
Proceeds from COPs	48,565	66,000	17,435	35.9%	more borrowing
Proceeds from SBE Bonds	3,720	0	-3,720	-100.0%	not available
Classrooms for Kids	15,838	28,866	13,028	100.0%	Lake share of State \$1.1 billion
High Growth Appropriation	0	6,655	6,655		one-time appropriation
Other Miscellaneous	0	4,800	4,800		not itemized in 2004
FY2004-05 Carry Forward	0	7,274	7,274		not itemized in 2004
Total	214,766	349,509	134,743	62.7%	cumulative results of revenues
Cost					
Maint/Renovation/Repair	60,238	105,514	45,276	75.2%	cost increases
Debt Service	52,131	62,434	10,303	19.8%	more debt
Replacement Capacity	164,119	89,661	-74,458	-45.4%	catching up with part of problem
Existing Deficiency Capacity	82,993	24,309	-58,684	-70.7%	concurrency capacity=reduced deficiency
Total	359,481	281,918	-77,563	-21.6%	cumulative results of costs
Balance	-144,715	67,591	212,306	146.7%	cumulative results of balance
16. Credit for Other Revenue (Table 12, page 33)					
Revenue for Growth Capacity	0	0	0		from # 15, above
Cost of Growth Capacity	180,218	412,911	232,693	129.1%	from #12, above
Percent Credit	0.00%	16.37%	16.4%		result of revenue ÷ cost
17. Impact Fee for Single Family House (Table 13, page 33)					
Single Family House	7,055	14,646	7,591	107.6%	cost (#14, above) less credit #16
Multi Family	4,260	8,843	4,583	107.6%	cost (#14, above) less credit #16
Mobile Home	2,497	5,183	2,686	107.6%	cost (#14, above) less credit #16